

# SDMS US EPA Region V

## Imagery Insert Form

Document ID:

178083

Some images in this document may be illegible or unavailable in SDMS. Please see reason(s) indicated below:

☒ X

Illegible due to bad source documents. Image(s) in SDMS is equivalent to hard copy.

Specify Type of Document(s) / Comments:

SITE PHOTOGRAPHS

☐ Includes \_\_\_\_ COLOR or \_\_\_\_ RESOLUTION variations.

Unless otherwise noted, these images are available in monochrome. The source document page(s) is more legible than the images. The original document is available for viewing at the Superfund Records Center.

Specify Type of Document(s) / Comments:

☐ Confidential Business Information (CBI).

This document contains highly sensitive information. Due to confidentiality, materials with such information are not available in SDMS. You may contact the EPA Superfund Records Manager if you wish to view this document.

Specify Type of Document(s) / Comments:

☐ Unscannable Material:

Oversized \_\_\_\_ or \_\_\_\_ Format.

Due to certain scanning equipment capability limitations, the document page(s) is not available in SDMS. The original document is available for viewing at the Superfund Records center.

Specify Type of Document(s) / Comments:

☐ Document is available at the EPA Region 5 Records Center.

Specify Type of Document(s) / Comments:

178083

00000001

**SITE ASSESSMENT/REMOVAL ACTION REPORT  
FOR  
601 PROPERTIES SITE  
DAYTON, MONTGOMERY COUNTY, OHIO  
TDD: S05-9608-007  
PAN: 6G0701SI**

September 27, 1996

Prepared for:

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
EMERGENCY AND ENFORCEMENT RESPONSE BRANCH  
77 West Jackson Boulevard  
Chicago, Illinois 60604**

Prepared by:

John Sherrard  
John Sherrard, START Project Manager

Date: 9/27/96

Reviewed by:

M.J. Ripp  
M.J. Ripp, Assistant START Program Manager

Date: 9/27/96

Approved by:

Thomas Kouris  
Thomas Kouris, START Program Manager

Date: 9/27/96



**ecology and environment, inc.**

International Specialists in the Environment

33 North Dearborn Street, Chicago, Illinois 60602  
Tel. 312/578-9243, Fax: 312/578-9345

recycled paper

## TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
1	INTRODUCTION .....	1-1
2	SITE BACKGROUND .....	2-1
	2.1 SITE DESCRIPTION .....	2-1
	2.2 SITE HISTORY .....	2-1
3	SITE ASSESSMENT .....	3-1
4	ANALYTICAL RESULTS .....	4-1
5	DISCUSSION OF POTENTIAL THREATS .....	5-1
6	REMOVAL ACTION .....	6-1
7	ESTIMATED COSTS .....	7-1
8	SUMMARY .....	8-1
<u>Appendix</u>		<u>Page</u>
A	OEPA ANALYTICAL REPORT .....	A-1
B	PHOTODOCUMENTATION .....	B-1
C	REMOVAL COST ESTIMATE. ....	C-1

LIST OF FIGURES

Figure	2-1	Site Location Map	2-4
	2-2	Site Features Map	2-5

## LIST OF TABLES

<u>Table</u>		<u>Page</u>
4-1	OEPA Analytical Results .....	4-2

## **1. INTRODUCTION**

The Ecology and Environment, Inc. (E & E), Superfund Technical Assessment and Response Team (START) was tasked by the United States Environmental Protection Agency (U.S. EPA) under Technical Direction Document (TDD) S05-9608-007 to perform a site assessment at the 601 Properties site in Dayton, Montgomery County, Ohio. START was assigned to compile available site information, develop and implement a Health and Safety Plan, perform a site inspection, and evaluate potential threats to human health and the environment. START was further tasked to provide site photodocumentation, provide a written log documenting all on-site activities, and prepare a removal cost estimate.

START conducted the site assessment of 601 Properties on August 28, 1996. START photodocumented and U.S. EPA videodocumented site conditions. No samples were collected because results from previous sampling events conducted by the Ohio Environmental Protection Agency (OEPA) were available and sufficient to characterize potential threats posed by materials found on site. All site activities were coordinated with U.S. EPA On-Scene Coordinator (OSC) Brad Stimple.

This report summarizes the results of the START investigation, OEPA-collected sample results, and a discussion of site conditions that may pose a threat to human health and the environment according to Paragraph (b)(2) of Section 300.415 of the National Contingency Plan (NCP).

## **2. SITE BACKGROUND**

### **2.1 SITE DESCRIPTION**

The 601 Properties site is an abandoned trailer located at 601 East Third Street in Dayton, Montgomery County, Ohio (latitude 39°45'40.4" N, longitude 84°10'59.3" W)(Figure 2-1). The abandoned trailer is approximately 20 to 25 feet in length and contains numerous drums and smaller containers of various flammable liquids and corrosive chemicals, which are considered hazardous. The trailer is situated in an unused loading dock at the F.W. Lotz Paper & Fixture Company, located in an industrial area of Dayton, Ohio (Figure 2-2). The site is bordered to the north by an alley and a parking lot, to the south by Third Street, to the west by Sears Street and KK Motorcycle Supply, and to the east by Dayton Power and Light. Land use in the immediate vicinity of the trailer is primarily industrial and commercial.

### **2.2 SITE HISTORY**

According to information provided by OEPA, the Dayton Fire Department received a call concerning an abandoned trailer located at 601 East Third Street on July 31, 1990. The caller indicated the trailer contained hazardous chemicals. The Dayton Fire Department Hazardous Materials Unit conducted an investigation of the trailer which, according to their report, revealed the presence of nine 55-gallon drums labelled kester solder, xylene and isopropyl alcohol, and many 1- to 5-gallon containers of paints and other assorted solvents and cleaners. The Dayton Fire Department notified OEPA that the abandoned trailer had been used by William Kuntz to store chemicals and other materials which had been removed from another Kuntz-owned building where radar detectors and other electronics had been manufactured, and that Kuntz appeared to be the owner of the trailer.

On or about March 5, 1990, Kuntz entered into a Settlement Agreement for the purchase of certain valuable property that was being stored inside of a building located at 221 Crane Street in Dayton, Ohio. The valuable property purchased pursuant to the Settlement Agreement included, but

was not limited to, chemicals, soldering flux, and other miscellaneous chemicals in containers. According to an OEPA *Findings of Facts and Conclusion of Law* report, the trailer in question was never removed from the 221 E. Crane Street location by Kuntz, but ended up at the 601 Properties site as a result of a dispute between Kuntz and another individual concerning ownership of, responsibility for, and proper disposal of the contents of the trailer.

On August 3, 1992, OEPA received a complaint from the Downtown Priority Board of Dayton, Ohio. The complaint concerned a fire that had occurred at the trailer location.

On August 13, 1992, OEPA sent a letter to Kuntz concerning the abandoned trailer and its contents. The letter requested Kuntz to inventory and evaluate all of the materials inside the trailer and to provide a schedule by which the materials would be properly disposed.

On August 27, 1992, OEPA's Phil Harris discussed the status of the abandoned trailer and its contents with Kuntz. During the conversation, Kuntz requested the identity of local area disposal firms.

On August 29, 1992, Kuntz sent a letter to OEPA denying ownership of the materials inside the abandoned trailer and stated he had no plans to evaluate or schedule the disposal of the materials in the trailer.

Subsequent to OEPA Harris's conversation on August 27 with Kuntz, Harris questioned Kuntz about the contents inside the trailer. Kuntz responded to Harris' request by providing, on September 4, 1992, a Material Safety Data Sheet for a product called "Kester Solder." At no time prior to receiving the Material Safety Data Sheet for kester solder from Kuntz, did OEPA inform Kuntz that the abandoned trailer contained kester solder.

On September 18, 1992, OEPA obtained a search warrant to conduct an administrative search of the abandoned trailer and to collect and seize samples of the contents in the abandoned trailer. OEPA discovered, among other items, eight 55-gallon drums labelled "kester solder", one 55-gallon drum labelled xylene, one 1-gallon can that contained 1,1,1-trichloroethane, and a one 5-gallon container containing an industrial cleaning compound.

OEPA collected five samples of the materials inside the trailer. Sample number KT001 was a liquid sample collected from a container labelled "1,1,1-trichloroethane"; sample number KT002 was a liquid sample collected from a metal can labelled "UBS Duplicator Fluid"; sample number KT003 was a liquid sample collected from a white plastic container labelled "Patclin Chem. Co."; sample number KT004 was a liquid sample collected from a blue plastic container labelled "Corrodine Steam Line"; and sample number KT005 was a liquid sample collected from a 55-gallon drum labelled



"Xylene".

The samples were sent to Kemron Environmental Services for chemical analysis. The samples were tested for pH and volatile organic compounds.

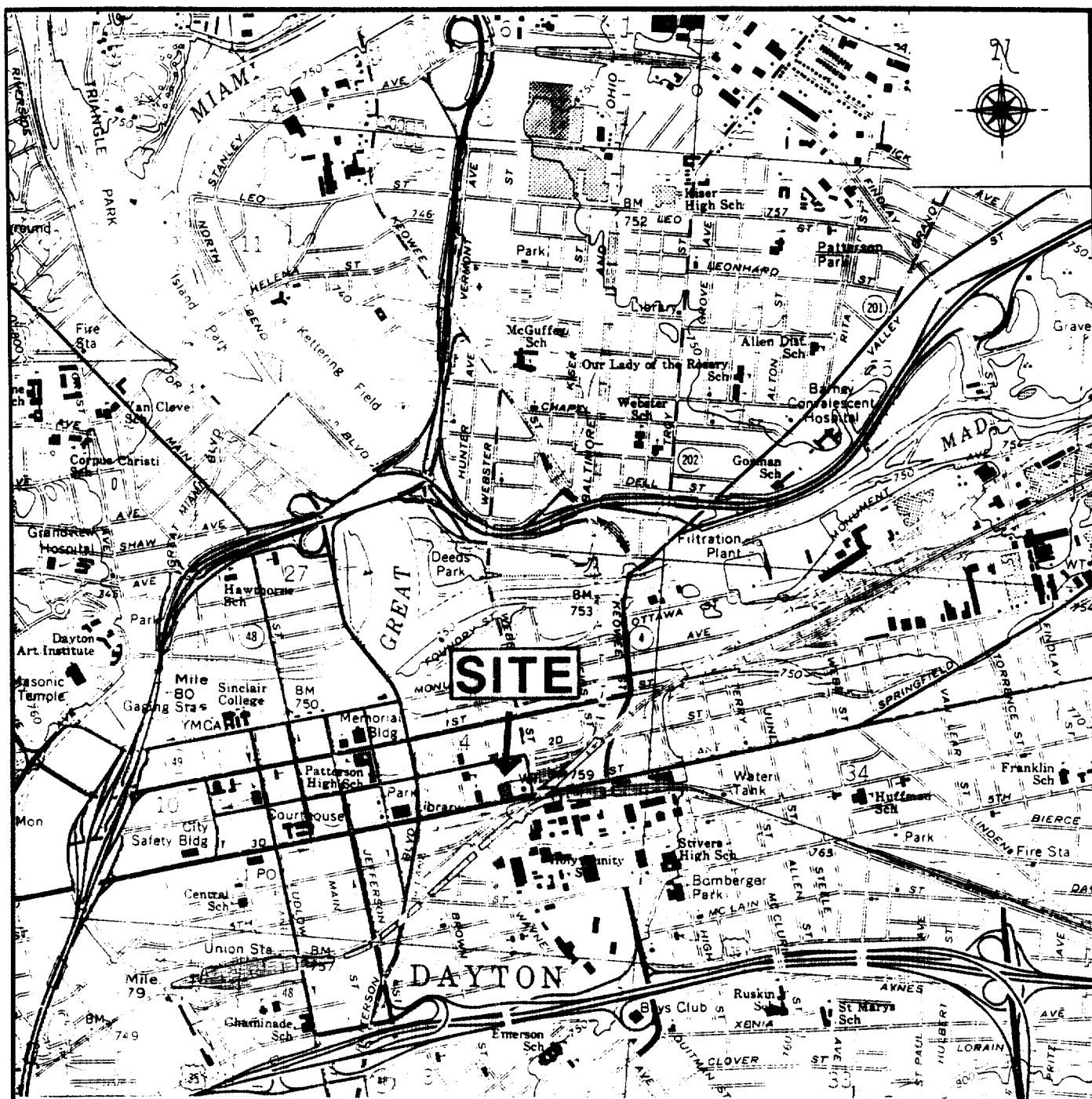
Sample KT001 was found to contain 1,1,1-trichloroethane in excess of 95%, which is considered a Resource Conservation and Recovery Act (RCRA) hazardous waste, specifically RCRA waste codes F001/U226; KT005 was found to contain xylene in excess of 95%, which is considered a RCRA waste, specifically RCRA waste codes F003/U239; and KT003 was found to exhibit a pH of 0.07, which is considered a RCRA hazardous waste due to corrosivity, specifically RCRA waste code D002.

On a letter dated November 30, 1992, OEPA informed Kuntz that the storage of hazardous waste inside the abandoned trailer at that location was in violation of state and federal environmental regulations; that the trailer had been used to illegally store hazardous waste since at least August 1990; and that Kuntz had one more opportunity to provide a response indicating how he would remove and/or dispose of the contents.

On July 19, 1994, Kuntz was officially identified as the owner of the contents of the trailer and was issued a *Final Findings & Orders of the Director of OEPA*. Kuntz appealed the *Findings & Orders of the Director of OEPA* to the State Environmental Board of Review (EBR). To date, a decision from EBR has not yet been issued.

OEPA has established that Kuntz is the president and chief officer of 601 Properties, Inc. Kuntz owns all of the stock of 601 Properties, Inc. Furthermore, the deed to the property located at 601 East Third Street is in the name of Kuntz.

The analytical results from this investigation are included in Appendix A and will be utilized to document threats to human health and the environment.



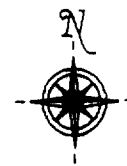
ecology and environment, inc.

Region 5 - Superfund Technical Assessment and Response Team  
33 North Dearborn, Suite 900, Chicago, Illinois 60602

TITLE	Site Location Map	FIGURE /	2-1
PTS	601 Properties	TOD A	S05-9608-007
CITY	Dayton	SCALE	1 inch = 2,000 feet
STATE	Ohio	DATE	1965
SOURCE	USGS Topographic Map, 7.5 Minute Series Dayton North, OH Quadrangle	PHOTOGRAPHED	1981

Parking Lot

Parking Lot



Alley

Trailer

KK Motorcycle Supply

Sears Street

The F.W. Lotz Paper & Fixture Company

Third Street

OHIO



■ Dayton



**ecology and environment, inc.**

**Region 5 - Superfund Technical Assessment and Response Team**  
**33 North Dearborn, Suite 900, Chicago, Illinois 60602**

TITLE	Site Features Map	FIGURE #	2-2
SITE	601 Properties	TOO #	S05-9608-007
CITY	Dayton	STATE	Ohio
SCALE		SCALE	None
SOURCE	Ecology and Environment, Inc.	DATE	September 1996
		PERFORMED	

### **3. SITE ASSESSMENT**

At 1225 hours, START member John Sherrard and U.S. EPA OSC Brad Stimple arrived at the 601 Properties site. OSC Stimple unlocked the abandoned trailer and the contents were photodocumented by START and videodocumented by OSC Stimple. A total of eleven 55-gallon drums, four 30-gallon containers, thirty-one 10-gallon and 5-gallon containers, and sixty-three 1-gallon and 1-pint containers were found. Evidence of homeless people living around or under the trailer was apparent due to bags of clothes and bedding material discovered around the trailer. No samples were collected by START as previous OEPA sampling analysis will be used for threat justification.

At 1330 hours, START and U.S. EPA departed from the 601 Properties site.

#### **4. ANALYTICAL RESULTS**

Five samples were collected by OEPA from the contents inside the trailer on September 18, 1992. The samples were sent to Kemron Environmental Services, in Marietta, Ohio, and were analyzed for pH and volatile organic compounds.

The results indicated that three of the five containers sampled exhibited RCRA hazardous waste characteristics. Sample KT001 contains greater than 95% of the chlorinated solvent 1,1,1-trichloroethane. Sample KT003 indicated the RCRA characteristic of corrosivity with a pH of 0.07. Sample KT005 contains greater than 95% xylene (total), a highly volatile organic solvent.

<p style="text-align: center;">Table 4-1</p> <p style="text-align: center;">OEPA ANALYTICAL RESULTS</p> <p style="text-align: center;">601 PROPERTIES</p> <p style="text-align: center;">SEPTEMBER 18, 1992</p>		
Sample Number	Sample Location	Analytical Result
KT001	Liquid sample from container labelled "1-1-1 trichloroethane".	>95% 1,1,1-trichloroethane
KT002	Liquid sample from container labelled "UBS Duplicator Fluid".	Flash point = >95°C
KT003	Liquid sample from container labelled "Patclin Chem. Co.". .	pH = 0.7 standard units
KT004	Liquid sample from container labelled "Corrodine Steam Line".	pH = 11.3 standard units
KT005	Liquid sample from container labelled "Xylene".	>95% xylene (total)

Source: Kemron Environmental Services, Marietta, Ohio.

## 5. DISCUSSION OF POTENTIAL THREATS

Paragraph (b)(2) 300.415 of the NCP lists factors to be considered when determining the appropriateness of initiating a removal action at a site. The following discussion presents a summary of the factors that may be applicable to the 601 Properties site.

- **Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances, or pollutants, or contaminants.** Analytical results obtained from the OEPA investigation confirm that hazardous substances, including acids, caustics, waste oil, and solvents are present inside the abandoned trailer in drums and containers. Although the trailer is locked, the site is unattended and homeless people are reported to live around the trailer. Persons wishing to enter the trailer could easily do so by breaking the lock on the trailer door. Such persons are liable to receive harmful exposures through accidental or incidental contact with hazardous substances. Dermal or eye contact with corrosive solutions can cause severe burns within a few minutes. If ingested, acids and caustics can cause internal lesions and edema. Death can result due to potential complications such as asphyxia, shock, hemorrhage, or infection. Aspiration of only a few drops of acid into the larynx can result in death. Dermal exposure to less concentrated acid solutions, caustic solutions, or organic solvents can cause irritation and dermatitis. Inhalation of organic solvent vapors can cause dizziness, drowsiness, nausea, and respiratory irritation.
- **Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers that may threaten release.** A container inventory indicates that there are approximately eleven 55-gallon drums and approximately 98 small containers with volumes of 30 gallons or less. Results of OEPA chemical analyses of waste samples indicate the presence of liquids which contain corrosives (KT003), chlorinated solvents (KT001) and organic solvents (KT005). Many of the drums and containers are in poor condition and some have released their contents to the trailer flooring with potential to be released to the surrounding environment.
- **Threat of fire or explosion.** Through a combination of vandalism and the continued deterioration of containers, the potential exists for the uncontrolled mixture of incompatible materials such as acids, caustics, and organic solvents. When mixed, incompatible materials can react violently and generate excessive heat, which could engulf and involve other combustible or flammable materials, including the flammable solvent xylene, which was documented by chemical analyses to be present on site.

- **The unavailability of other appropriate Federal or State response mechanisms to respond to the release. OEPA does not have the necessary resources to conduct a emergency removal action which would mitigate threats posed by materials found on site at this time.**



## **6. REMOVAL ACTION**

The following removal activities are recommended in order to mitigate the threats to human health and the environment outlined in this report: stabilize leaking drums and small containers via overpacking, sample and compatibility test all drums and containers suspected of containing hazardous substances in order to determine appropriate composite categories for disposal analysis, classify all hazardous substance-containing materials into appropriate waste categories, segregate and consolidate all hazardous substance-containing materials into appropriate wastestreams, and properly containerize and ship all wastestreams off site for appropriate disposal.

## 7. ESTIMATED COSTS

The proposed removal action is anticipated to require approximately four days, plus an extra day for the OSC, and cost approximately \$34,000. A cost estimate prepared using the Removal Cost Management System (RCMS), version 4.1, is attached to this document (Appendix C). The RCMS cost estimate was prepared using the Emergency Response Cleanup Service (ERCS) contractor, Smith/Riedel Environmental Services, rates. Disposal costs were estimated from historical cost data from typical removals and worst case volume estimates based on observations during the site assessment. A list of assumptions utilized for this removal cost estimate are included in Appendix C. The proposed work plan includes the following tasks:

1. Overpack and transport containers from 601 Properties site to U.S. EPA Green Industries Corporation site, Sharonville, Ohio. - 1 day (OEPA-funded).
2. Sample contents of drums and containers - 1 day.
3. Compatibility testing of all drums and containers - 1 day.
4. Categorization and consolidation of all containerized hazardous materials into compatible wastestreams - 1 day.
5. Transportation and disposal of all waste - 1 day.

## **8. SUMMARY**

START performed a site assessment of the abandoned trailer at the 601 Properties site, which consisted of compiling available site information, site photodocumentation, a written log documenting all on-site activities, and preparing a removal cost estimate. Analytical results obtained from OEPA demonstrate that RCRA hazardous wastes are present on site. The threat of direct contact exposure to hazardous substances, hazardous substances in bulk storage containers, and the threat of fire or explosion have been documented and are summarized in this report.

The 601 Properties site poses a threat to human health and the environment due to factors appropriate for initiating a removal action as outlined in Paragraph 300.415 of the NCP.

A removal cost estimate for the characterization, consolidation, and disposal of all containerized waste present on site has been prepared. The removal is anticipated to require four days plus an additional day for the OSC and cost approximately \$34,000.

## CHAIN-OF-CUSTODY RECORD

DEPA SW00

Project Contact: PHIL HARRIS (513) 285-6357

Turn Around Requirements: NORMAL

Page 1 of 1

Project No.: SW920922 Project Name: 601 PROPERTIES TRAILER

Sampler (print): PAUL PARO &  
PHILLIP C. HARRIS

Signature: Phillip C Harris

Sample I.D. No.	Comp	Grab	Date	Time	Sample Location	NUMBER OF SAMPLES	HOLD	% SOLIDS	VOA	ACID EXTRACT	BASE/NEUTR. EXT.	EP TOX.-METALS	EP TOX.-ORGAN.	TOT. METALS-P.P.L.	PCBs	PESTICIDES	TPH	BETX	PHENOLICS	SANITABILITY	pH	COMMENTS - ADDITIONAL REQUIREMENTS
KT001		X	9-18-92	1:50p	TRAILER	1			X													"chlorophane" inhibited 1-4-11 trailerease repeatedly and produced duplicate fluid containing water band
KT002		X	9-18-92	1:58p	TRAILER	1													X			pH (paper) = ~3
KT003		X	9-18-92	2:05p	TRAILER	1													X			pH (paper) = ~12
KT004		X	9-18-92	2:10p	TRAILER	1													X			probable pure xylene
KT005		X	9-18-92	2:35p	TRAILER	1			X										X			
Shipped in Container #2																						
Shipped in Container #1																						
KT001 KT002 KT005																						
9/24/92 @ 10:25 Cancelled Sanitability due to insufficient volume. (B29)																						

Relinquished by:  
(Signature)

Phillip C Harris

Date

9/23/92

Time

4:00pm

Received by:  
(Signature)Relinquished by:  
(Signature)

Date

Time

Received by:  
(Signature)Relinquished by:  
(Signature)

Date

Time

Received for Laboratory  
(Signature)

Date

Time

Remarks:

Chain of custody samples with  
B29

KEMRON ENVIRONMENTAL SERVICES  
109 STARLITE PARK  
MARIETTA, OHIO 45750

Phone: (614) 373-4071

Ohio EPA DERR  
P.O. Box 1049  
Columbus, OH 43266-0149  
614-644-2295  
Attn: Steve McBride

Order #: N2-09-386  
Date: 10/05/92 09:39  
Work ID: KSW920922-1H/601 Properties  
Date Received: 09/24/92  
Date Completed: 10/05/92

Purchase Order: 404654/081292  
Invoice Number:


Client Code: OEPA\_56664

SAMPLE IDENTIFICATION

<u>Sample Number</u>	<u>Sample Description</u>
01	KSW920922-1H/KT001
02	KSW920922-1H/KT002
03	KSW920922-1H/KT003

<u>Sample Number</u>	<u>Sample Description</u>
04	KSW920922-1H/KT004
05	KSW920922-1H/KT005

ANALYTICAL METHODS AND DOCUMENTATION ARE FOUND AT THE END OF  
THIS REPORT. ALL RESULTS ON SOILS/SLUDGES ARE REPORTED  
"AS RECEIVED" UNLESS OTHERWISE SPECIFIED.

  
Certified By  
Leslie Bucina

RECEIVED  
OHIO EPA  
OCT 22 1992  
SOUTHWEST DISTRICT

RECEIVED  
OCT 20 1992  
UN. OF ENVIRONMENTAL  
RESEARCH

Order # N2-09-386  
10/05/92 09:39

KEMRON ENVIRONMENTAL SERVICES  
TEST RESULTS BY SAMPLE

Page 2

Sample: 02A KSW920922-1H/KT002

Collected: 09/18/92 Category: LIQUID

Test Description  
Ignitability

Result  
>95

Det Limit

Units Analyzed By  
Degrees C 09/23/92 REB

Sample: 03A KSW920922-1H/KT003

Collected: 09/18/92 Category: LIQUID

Test Description  
pH (Lab)

Result  
0.7

Det Limit

Units Analyzed By  
S.U. 09/24/92 WMW

DOOZ

Sample: 04A KSW920922-1H/KT004

Collected: 09/18/92 Category: LIQUID

Test Description  
pH (Lab)

Result  
11.3

Det Limit

Units Analyzed By  
S.U. 09/24/92 WMW

Order # N2-09-386  
10/05/92 09:39

KEMRON ENVIRONMENTAL SERVICES  
TEST RESULTS BY SAMPLE

Page 3

Sample Description: KSW920922-1H/KT001  
Test Description: Volatile Organics

Collected: 09/18/92 13:50 Method: 8240  
Test Code: M8240 Lab No: 01A Category: LIQUID

ANALYST: JOD  
INSTRMT: FINN3

INJECTED: 10/01/92 FILE #: 30E23676  
FACTOR: 1\*\*

UNITS:

VERIFIED: RJW

CAS#	COMPOUND	RESULT	MDL
74-87-3	Chloromethane	BDL	10
74-83-9	Bromomethane	BDL	10
75-01-4	Vinyl chloride	BDL	10
75-00-3	Chloroethane	BDL	10
75-09-2	Methylene chloride	BDL	5
67-64-1	Acetone	BDL	100
75-15-0	Carbon disulfide	BDL	5
75-35-4	1,1-Dichloroethene	BDL	5
75-34-3	1,1-Dichloroethane	BDL	5
156-60-5	trans-1,2-Dichloroethene	BDL	5
67-66-3	Chloroform	BDL	5
107-06-2	1,2-Dichloroethane	BDL	5
78-93-3	2-Butanone	BDL	100
71-55-6	1,1,1-Trichloroethane	BDL	5
56-23-5	Carbon tetrachloride	BDL	5
108-05-4	Vinyl acetate	BDL	10
75-27-4	Bromodichloromethane	BDL	5
78-87-5	1,2-Dichloropropane	BDL	5
10061-01-5	cis-1,3-Dichloropropene	BDL	5
79-01-6	Trichloroethene	BDL	5
124-48-1	Dibromochloromethane	BDL	5
79-00-5	1,1,2-Trichloroethane	BDL	5
71-43-2	Benzene	BDL	5
10061-02-6	trans-1,3-Dichloropropene	BDL	5
110-75-8	2-Chloroethyl vinyl ether	BDL	10
75-25-2	Bromoform	BDL	5
108-10-1	4-Methyl-2-pentanone	BDL	10
591-78-6	2-Hexanone	BDL	10
127-18-4	Tetrachloroethene	BDL	5
108-88-3	Toluene	BDL	5
79-34-5	1,1,2,2,-Tetrachloroethane	BDL	5
108-90-7	Chlorobenzene	BDL	5

>95

FOOZ/uzzle  
by CAS -  
Methy' Chloroform  
(parent compd)  
(T)

Order # N2-09-386  
10/05/92 09:39

KEMRON ENVIRONMENTAL SERVICES  
TEST RESULTS BY SAMPLE

Page 1

Sample Description: KSW920922-1H/KT001  
Test Description: Volatile Organics

Collected: 09/18/92 13:50 Method: 8240  
Test Code: M8240 Lab No: 01A Category: LIQUID

CAS#	COMPOUND	RESULT	MDL
100-41-4	Ethyl benzene	BDL	5
100-42-5	Styrene	BDL	5
1330-20-7	Xylenes (Total)	BDL	5

SURROGATES	
1,2-Dichloroethane-d4	DL % Recovery
Toluene-d8	DL % Recovery
p-Bromofluorobenzene	DL % Recovery

NOTES AND DEFINITIONS FOR THIS SAMPLE

BDL = BELOW METHOD DETECTION LIMIT (MDL)

\* = SEMI-QUANTITATIVE SCREEN ONLY

DL = DILUTED OUT

\*\* = PQL's ARE REPORTED IN ug/L AND DO NOT APPLY TO % LEVELS  
REPORTED.



Order # N2-09-386  
10/05/92 09:39

KEMRON ENVIRONMENTAL SERVICES  
TEST RESULTS BY SAMPLE

Page 5

Sample Description: KSN920922-1H/KT005  
Test Description: Volatile Organics

Collected: 09/18/92 14:35 Method: 8240  
Test Code: M8240 Lab No: 05A Category: LIQUID

ANALYST: JOD FILE #: 30E23677  
INSTRMT: FINN3 INJECTED: 10/01/92 FACTOR: 1\*\* UNITS: % VERIFIED: RJW

CAS#	COMPOUND	RESULT	MDL
74-87-3	Chloromethane	BDL	10
74-83-9	Bromomethane	BDL	10
75-01-4	Vinyl chloride	BDL	10
75-00-3	Chloroethane	BDL	10
75-09-2	Methylene chloride	BDL	5
67-64-1	Acetone	BDL	100
75-15-0	Carbon disulfide	BDL	5
75-35-4	1,1-Dichloroethene	BDL	5
75-34-3	1,1-Dichloroethane	BDL	5
156-60-5	trans-1,2-Dichloroethene	BDL	5
67-66-3	Chloroform	BDL	5
107-06-2	1,2-Dichloroethane	BDL	5
78-93-3	2-Butanone	BDL	100
71-55-6	1,1,1-Trichloroethane	BDL	5
56-23-5	Carbon tetrachloride	BDL	5
108-05-4	Vinyl acetate	BDL	10
75-27-4	Bromodichloromethane	BDL	5
78-87-5	1,2-Dichloropropane	BDL	5
10061-01-5	cis-1,3-Dichloropropene	BDL	5
79-01-6	Trichloroethene	BDL	5
124-48-1	Dibromochloromethane	BDL	5
79-00-5	1,1,2-Trichloroethane	BDL	5
71-43-2	Benzene	BDL	5
10061-02-6	trans-1,3-Dichloropropene	BDL	5
110-75-8	2-Chloroethyl vinyl ether	BDL	10
75-25-2	Bromoform	BDL	5
108-10-1	4-Methyl-2-pentanone	BDL	10
591-78-6	2-Hexanone	BDL	10
127-18-4	Tetrachloroethene	BDL	5
108-88-3	Toluene	BDL	5
79-34-5	1,1,2,2,-Tetrachloroethane	BDL	5
108-90-7	Chlorobenzene	BDL	5

Order # M2-09-386  
11/05/92 09:39

KIRKSON ENVIRONMENTAL  
TEST RESULTS BY ANALYSIS

Sample Description: KSW920922-1H/KT005  
Test Description: Volatile Organics

Collected: 09/18/92 14:35 Method: 8240  
Test Code: M8240 Lab No: 05A Category: LIQUID

CAS#	COMPOUND	RESULT	MDL
100-41-4	Ethyl benzene	BDL	5
100-42-5	Styrene	BDL	5
1330-20-7	Xylenes (Total)	>95	5

F003/U239  
(I)

SURROGATES	
1,2-Dichloroethane-d4	DL % Recovery
Toluene-d8	DL % Recovery
p-Bromofluorobenzene	DL % Recovery

NOTES AND DEFINITIONS FOR THIS SAMPLE

BDL = BELOW METHOD DETECTION LIMIT (MDL)

\* = SEMI-QUANTITATIVE SCREEN ONLY

DL = DILUTED OUT

\*\* = PQL's ARE REPORTED IN ug/L AND DO NOT APPLY TO % LEVELS  
REPORTED.

Order # N2-09-386  
10/05/92 09:39

KEMRON ENVIRONMENTAL SERVICES  
TEST METHODOLOGIES

EPA Method 150.1/SW9040 - pH - Electrometric

SW-846 Method 8260 - Volatile Organics

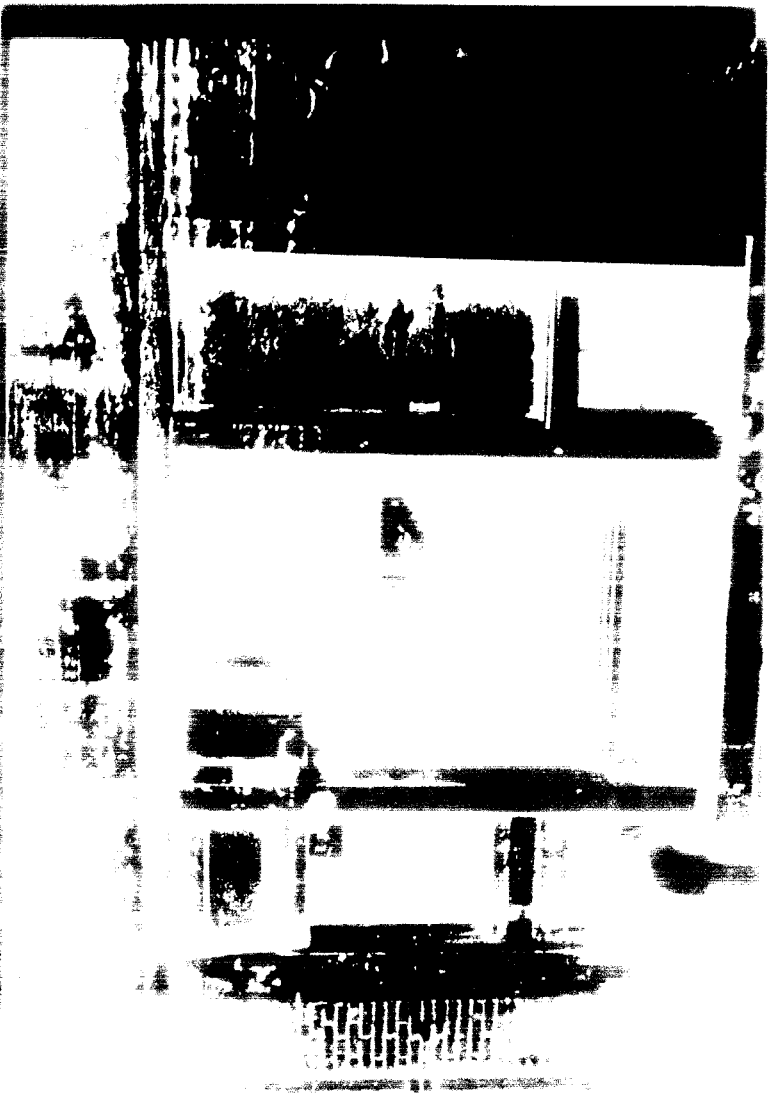
EPA Method 1010 SW-846 (Pensky-Martens Closed-Cup) - Ignitability

**APPENDIX B**

**PHOTODOCUMENTATION**



Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
 Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
 Subject: Western view of abandoned trailer.



Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
 Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
 Subject: Southern entrance of F.W. Lotz Paper & Fixture Company. Located 15 feet east of trailer.



Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
 Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
 Subject: Eastern view of abandoned trailer.



Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
 Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
 Subject: Southeastern view of abandoned trailer and F.W. Lotz Paper & Fixture Company.



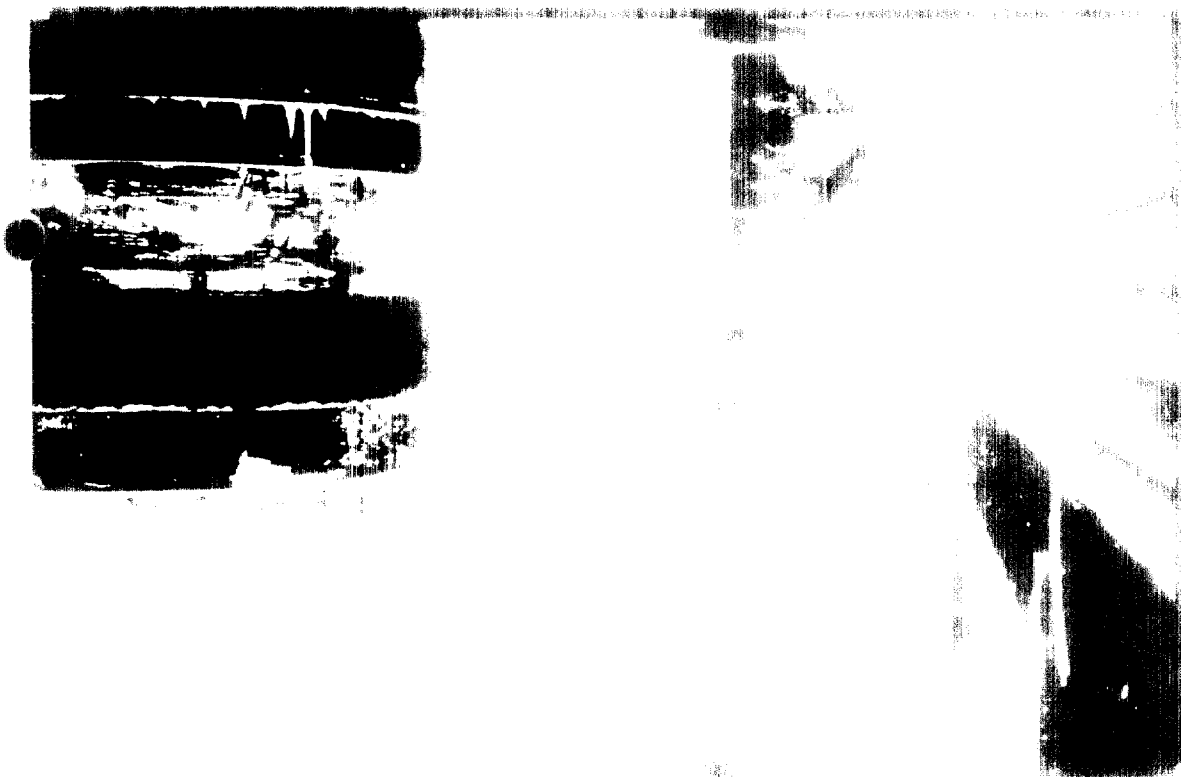
**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** Eastern view of alley located north of abandoned trailer.



**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** View of Sears Street looking south toward Third Street.




**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** View of Sears Street looking north.

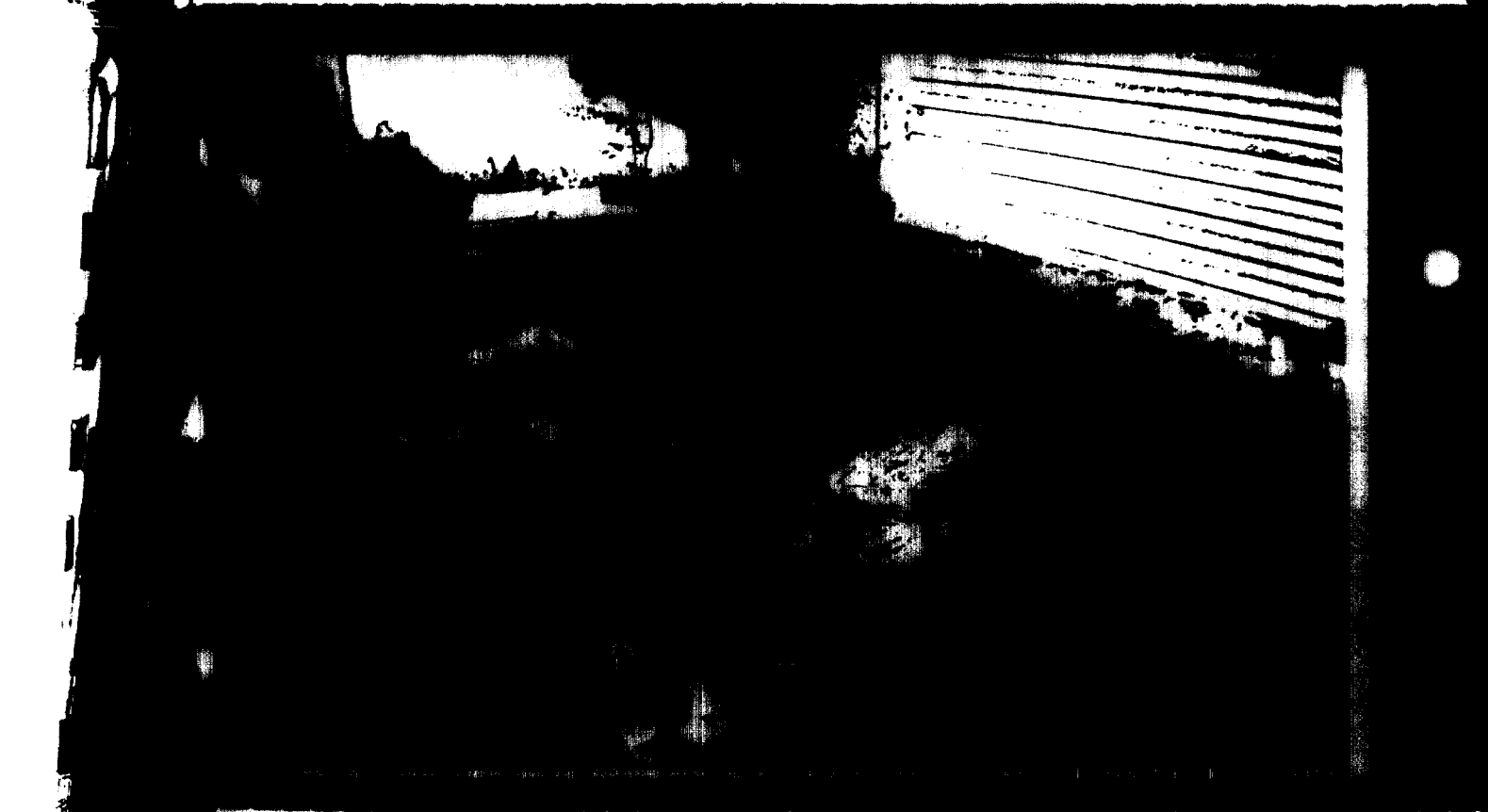


**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** View of trash and vagrant belongings under abandoned trailer.





**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** View looking east of abandoned trailer.



**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** View of trash and vagrant clothes beside abandoned trailer.



**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** Evidence of homeless people sleeping and living next to abandoned trailer.



**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** View of drums and containers inside abandoned trailer.



**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** View of containers with flammable contents.



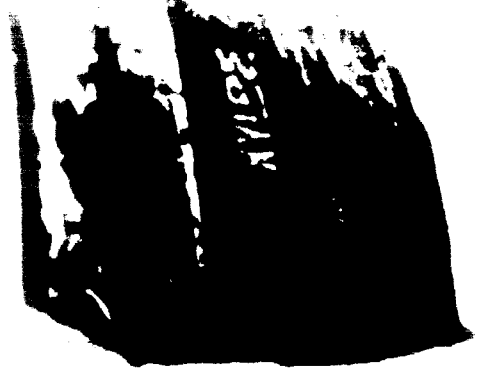
**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** View of drums and containers inside abandoned trailer.

Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
Subject: View of drums and containers inside abandoned trailer.



Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
Subject: View of drums and containers inside abandoned trailer.



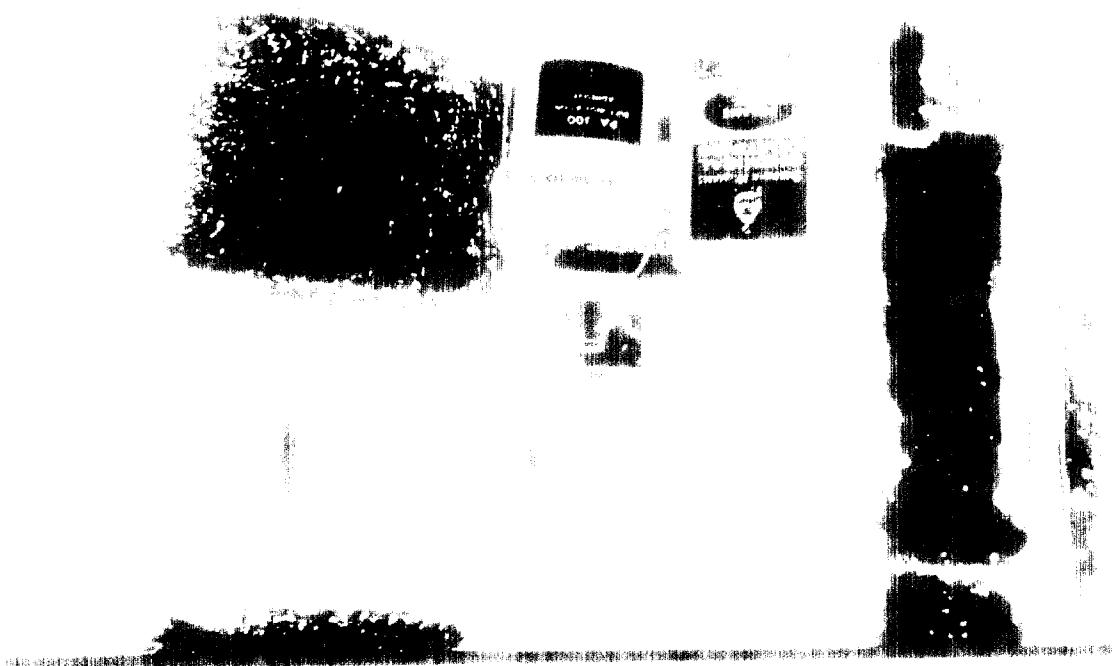


Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
Subject: View of drum with "xylene" label.



Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
Subject: View of drum with "kester" label.

Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
Subject: Western view of site.



Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
Subject: View of drums and containers inside abandoned trailer.





Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
Camera: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
Subject: View of trash underneath abandoned trailer.



Site: 601 Properties Date: 8-28-96 Photographer: John Sherrard - E & E  
ra: Vivitar EZ3AFDB Big View Film: Kodak Gold 200 speed  
Subject: View of trash underneath abandoned trailer.



**Site:** 601 Properties **Date:** 8-28-96 **Photographer:** John Sherrard - E & E  
**Camera:** Vivitar EZ3AFDB Big View **Film:** Kodak Gold 200 speed  
**Subject:** Western view of site.





**APPENDIX C**

**REMOVAL COST ESTIMATE**

**ASSUMPTIONS FOR REMOVAL COST ESTIMATE  
FOR 601 PROPERTIES SITE**

1. Removal will require four 10-hour working days to complete.
2. ERCS crew will consist of 5 persons as follows:
  - 1 Response Manager      4 days
  - 1 Foreman                      4 days
  - 1 Field Clerk                4 days
  - 1 Equipment Operator      4 days
  - 1 Laborer                      4 days
3. For cost purposes, the total waste volume is assumed to be eighteen 55-gallon drums containing flammable liquids/solids and five 55-gallon drums containing corrosive liquids/solids.
4. Lab analytical services are assumed to be two samples at \$250 apiece.
5. The unit cost for disposal of all flammable and corrosive liquid/solid waste is assumed to be \$300 per drum.
6. Transportation costs are assumed to be \$1,250 for all site wastes.

## Summary Report

Page:

Initial Cost Projection Scenario: 601 PROPERTIES SITE

Projection ID Number: 601PROP

Date: 09/24/96

Cleanup Contractor: RES5 - Riedel Environmental

TAT Contractor: ECOLOGY &amp; ENVIR

## Cost Projection Summary

Contractor Personnel	9,139.86
Contractor Equipment	381.60
Unit Rate Materials	537.50
At Cost Materials	0.00
Subcontractors	537.50
Waste Transportation	1,343.76
Waste Disposal	7,003.50
Cleanup Contractor Subtotal	18,943.72
Federal and State Agencies	0.00
Extramural Subtotal	18,943.72
20 % Extramural Contingency	3,788.74
Extramural Subtotal	22,732.46
TAT Personnel	1,896.00
TAT Special Projects	0.00
TAT Analytical Services	0.00
Total TAT Costs	1,896.00
Other Cost Items	0.00
Extramural Subtotal	24,628.46
15 % Project Contingency	3,694.27
Total Extramural Cost	28,322.73
EPA Regional Personnel	2,095.00
EPA Non-Regional Personnel	0.00
EPA Headquarters Direct	325.00
(10 % of Regional Hours)	
EPA Indirect	3,250.00
EPA Total	5,670.00
Project Total	33,992.73

Summary Report (cont.)

Page:

Initial Cost Projection Scenario: 601 PROPERTIES SITE

Projection ID Number: 601PROP

Date: 09/24/96

Cleanup Contractor: RESS - Riedel Environmental

TAT Contractor: ECOLOGY & ENVIR

Project Scope

-----

Number	Step/Milestone	Estimated Duration	Cost
-----	-----	-----	-----
000	GENERAL SITE COSTS	10 Days	33,992.73
			-----
			33,992.73

DETAILED REPORT BY CATEGORY PORTION OF THE INITIAL COST PROJECTION SCENARIO  
(4 PAGES)

HAS BEEN REDACTED